

Tsarkov, Alex

From: Kati Mandel [cathymandel@yahoo.com]
Sent: Thursday, March 24, 2011 3:54 PM
To: Tsarkov, Alex
Cc: ctcondoowners@yahoo.com
Subject: Written Testimony in Support of HB6620 Condo Bills; For Public Hearing 3/25/11

For Judiciary Committee Public Hearing March 25, 2011 In Favor of HB6620, HB 1205 and HB 1208 Condo Bills

For Judiciary Committee Public Hearing March 25, 2011 IN FAVOR OF HB6620, HB1205 and HB1208 CONDO BILLS

Please be advised that I am a condo owner, am more than greatly in favor of supporting the above bills; willing to pay a nominal fee for the service of an ombudsman to address unresolved community association governance disputes to help support an Office of Condominium Ombudsman; would support a volunteer panel consisting of condo owners, property managers and attorneys to help mediate disputes between condo owners and condo associations or property managers; and would be supportive of a Property Manager Licensure bill if that should arise.

The unit owners/"The Association" are desperately in need of realistic, affordable, and timely means by which the laws can be enforced. For far too many years, condo owners have suffered from an inability to solicit the aid of a body for the resolution of disputes short of expensive litigation as well as out of a fear of reprisal by some of the very individuals upon whom we are forced to rely. The problems which have confronted our "Unit Owners Association" are numerous and the details too lengthy for the purposes of this writing, but I shall describe some.

Although ultimately we succeeded in unseating (at the end of year 2009) a Board President by soliciting the help of an attorney, who held the position for almost seven (7) years, we are still attempting to recover from the ill effects of his dictatorship. He allied himself with the Agent of the Management Company he hired, and together they raised our common charges by 26.5% one year, 10.5% another year, and 5% each year for the next five years; instituted frequent assessments, many of which were spent other than for that for which they were instituted; assessed us more than once for the exact identical item; presented impossible to understand and inaccurate year-end financial statements; (an example of which was showing as a capital expense the sum of \$32,000 which we paid out but leaving off on the plus side the sum of \$101,000 which we realized on a T-Mobile antenna contract on our roof which he sold "at his whim"). He allowed the building to deteriorate which resulted in our having to borrow the sum of \$625,000 from Alliance Bank in year 2010 in order to bring the building back to what it was before his destruction of it. The results of his abuse were that the unit owners are now obligated to pay off the loan for the next ten years, as a monthly assessment, which has made it difficult to sell any of the units. He ignored our By-Laws/Declaration and did not solicit any votes from the unit owners and ran the building behind the other board members' backs.

There appeared to be a simple solution to our problems; however, it was not a simple problem. The building had and still has a number of senior citizens, and because the President was punitive and damaged the automobile of any unit owner's cars if that person went against him, and because he solicited and rewarded the doormen for their helping him to dole out all kinds of punishment, the people became frightened and rendered themselves incapable of doing anything to improve their plight. Consequently, those unit owners who were younger and would not tolerate his ways and were able to afford to move, sold their units and moved. The rest of us remained.

We desperately need the help of a governing body and a normal arena.
I thank you for reading this letter and considering my viewpoint.

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